

Reno City Planning Commission



DRAFT MINUTES

Wednesday, July 9, 2014 ~ 6:00 p.m.

Reno City Hall – City Council Chambers

One East First Street, Reno, Nevada

MEMBERS

Dagny Stapleton, Chair
Kevin Weiske
Doug Coffman
Paul Olivas
Charles Reno
Kathleen Taylor
Jason Woosley

I. PLEDGE OF ALLEGIANCE

Acting Chair Weiske led the Pledge of Allegiance.

II. ROLL CALL

Acting Chair Weiske called the meeting to order at 6:00 p.m. A quorum was established.

PRESENT: Kevin Weiske, Doug Coffman, Charles Reno, Kathleen Taylor, and Paul Olivas (arrived at 6:04 p.m.)

ABSENT: Dagny Stapleton and Jason Woosley

Susan Rothe – Deputy City Attorney, and Julie Towler – Deputy City Attorney, were also present.

Acting Chair Weiske requested agenda item VII be presented after the public hearings, due to the possible length of the discussion.

III. PUBLIC COMMENT - This item is for either general public comment or for public comment on an action item. If commenting on an action item, please place the Agenda Item number on the Request to Speak form.

None

IV. APPROVAL OF MINUTES OF JUNE 4, 2014 REGULAR MEETING (For Possible Action)

It was moved by Commissioner Coffman, seconded by Commissioner Taylor, to approve the June 4, 2014 regular meeting minutes. The motion carried by a vote of 4-0.

V. CITY COUNCIL LIAISON REPORTS

There was no City Council Liaison report.

At this time, Commissioner Olivas arrived at the meeting and agenda item VII was presented.

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VII. PUBLIC HEARINGS - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.

1. LDC14-00040 (Moana Mini Storage Expansion) - This is a request for a special use permit to construct a two story, 10,600 square foot expansion to an existing mini storage facility in the MU/SVTC (Mixed Use/South Virginia Transit Corridor) zone. The ±16,466 square foot site is located on the west side of Smith Drive (3335 Smith Drive), ±250 feet north of its intersection with West Moana Lane. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor. lmb [Ward 2]

Commissioners Coffman, Reno, Olivas, and Acting Chair Weiske disclosed they visited the site.

Commissioner Taylor stated she had no disclosures.

Mike Railey, Rubicon Design Group, explained the original special use permit request last year was for an expansion for twenty-eight units. The special use permit was being amended to expand to one, two-story building with an increase to the size of the units in order to setback the building significantly. They worked with staff on the architecture for residential features and landscaping in accordance with TOD standards. Derek Wilson contacted some of the surrounding property owners who were in favor of the project.

Lauren Barrera, Community Development Department, stated staff agreed with the applicant's presentation. The revised elevations have addressed architecture concerns. With the new proposal and conditions, staff could make all of the applicable findings and recommended approval of the project.

At this time, Acting Chair Weiske opened discussion to public comment. Seeing and hearing no public comment requests, Acting Chair Weiske closed public comment.

Commissioner Reno commented the project was a "good fit" for the neighborhood.

It was moved by Commissioner Reno, seconded by Commissioner Coffman, to approve the special use permit request for LDC14-00040 (Moana Mini Storage Expansion) based upon compliance of the applicable findings subject to conditions. Commissioner Reno stated he could make all of the findings. Commissioner Coffman stated he could make all of the findings. The motion carried by a vote of 5-0.

2. LDC14-00042 (Dolan Lexus SUP) - This is a request for a special use permit to establish an auto sales and service use on a ±6.3 acre site located on the southwest corner of South Virginia Street/Green Acres Drive intersection (7175 South Virginia Street) in the MU/SVTC (Mixed Use/South Virginia Transit Corridor) zones. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor. vak [Ward 2] **(For Possible Action)**

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Commissioners Taylor and Olivas disclosed they visited the site and spoke with the applicant's representative.

Commissioners Coffman, Reno, and Acting Chair Weiske disclosed they visited the site, met with the applicant's representative, and received emails.

Angela Fuss, CFA, presented the request. She stated the project is located in the secondary TOD Corridor, which does not require a floor area ratio (FAR). The existing building was constructed in the 1980's and had been used as a car dealership for approximately the last twenty-five years. The building has been vacant for the last four years. The Dolan family purchased the building within the last two months. The intent is to demolish the existing building and replace it with a new car dealership that is double in size at approximately 68,000 square feet with a two-story building. The setback is approximately 100 feet from South Virginia Street, which is closer than the current building and closer to conformance with TOD standards. The special use permit was triggered because it was for automobile sales. With presentation maps, Ms. Fuss stated there would be pedestrian amenities in the front and 20% landscaping over the entire site. Regarding parking, City Code requires 322 parking stalls. Because the site is within the TOD, up to a 50% parking reduction can be requested. They were requesting a 43% reduction. Ms. Fuss reviewed parking locations. She stated staff had no concerns with the parking reduction request. The existing sidewalk will be removed and replaced with a sidewalk that meets TOD standards. They were requesting the existing four-foot sidewalk on the north side be allowed to remain because it is in good condition. Additional landscaping would be put in this area. The adjacent property is vacant and may never be developed as it is owned by NDOT. Staff was recommending approval of the project.

Vern Kloos, Senior Planner, stated the parking reduction was well within the TOD standards. Staff also agreed with the modifications to allow the existing four-foot sidewalk on the north side to remain west of the driveway on Green Acres Drive. He noted vehicles would be displayed in a showroom manner rather than lined up.

At this time, Acting Chair Weiske opened discussion to public comment. Seeing and hearing no public comment requests, Acting Chair Weiske closed public comment.

Commissioner Reno asked if the exit on to South Virginia Street in the southeast corner was a reciprocal access easement and, if so, are their plans for an adjacent property owner.

Angela Fuss stated it is currently an existing driveway and will remain an existing driveway. The adjacent parcel is currently vacant, but discussions regarding joint access will happen when the parcel is developed.

Bill Gall, Senior Civil Engineer, stated the existing access is wide enough to encompass both properties. There is a left turn median lane from Virginia Street.

It was moved by Commissioner Coffman, seconded by Commissioner Olivas, to approve the special use permit request for LDC14-00042 (Dolan Lexus SUP) based upon compliance with the applicable findings subject to conditions. Commissioner Coffman stated he could make all of the

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findings. Commissioner Olivas stated he could make all of the findings. The motion carried by a vote of 5-0.

3. LDC14-00036 (Brookfield School Zone Change) - This is a request for a zoning map amendment from PO (Professional office) to PF (Public Facility) on a ±29,392 square foot site located ±550 feet south of South McCarran Boulevard and ±500 feet west of Talbot Lane (6778 South McCarran Boulevard). The site has a Master Plan land use designation of Mixed Residential. vak [Ward 2] **(For Possible Action)**

Commissioners Reno, Olivas, Coffman, and Taylor disclosed they visited the site.

Acting Chair Weiske disclosed he visited the site and spoke with the applicant's representative.

Mike Railey, Rubicon Design Group, presented the request. He stated the request was to allow for an expansion of the Brookfield School. City Code only allows schools in residential zoning districts or the Public Facility (PF) zoning. He reviewed staff's position with spot zoning and stated this request was consistent with their position. He also commented the proposed PF zoning and uses allowed would be compatible with the surrounding neighborhood.

Vern Kloos, Senior Planner, stated staff does agree the zoning request was appropriate for the site. special use permits will be required for more objectionable uses. One phone call was received from a resident living in the subdivision to the southwest, but this was for information only. No other correspondence or emails were received. Staff believed all of the findings can be made and recommended approval of the request by ordinance.

At this time, Acting Chair Weiske opened discussion to public comment. Seeing and hearing no public comment requests, Acting Chair Weiske closed public comment.

It was moved by Commissioner Reno, seconded by Commissioner Taylor, to recommend City Council approves the zoning map amendment request by ordinance for LDC14-00036 (Brookfield School Zone Change) based upon compliance with applicable findings. Commissioner Reno stated he could make all of the findings. Commissioner Taylor stated she could make all of the findings. The motion carried by a vote of 5-0.

4. LDC14-00041 (Featherlite of Reno Inc.) - This is a request for a special use permit to establish trailer sales and service uses on a ±1.49 acre site located on the west side of North Virginia Street, south of its intersection with Bailey Drive and ±150 feet north of Vista Rafael Parkway (4709 North Virginia Street) in the MU/NVTC (Mixed Use/North Virginia Transit Corridor) zones. The site has a Master Plan land use designation of Special Planning Area/North Virginia Street Transit Corridor. vak [Ward 4] **(For Possible Action)**

Commissioners Reno, Olivas, Coffman, Taylor, and Acting Chair Weiske disclosed they visited the site.

Mike Railey, Rubicon Design Group, stated Featherlite of Reno has been an existing business on the corner of Second Street and Kietzke Lane on tribal land. The lease was not renewed on the property,

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as the tribe has developed plans for the site. Featherlite was proposing to re-locate directly across from the Bonanza Casino. The site was formerly a landscape company with offices and a maintenance yard. A pedestrian path will be constructed along Bailey Drive to connect the site to North Virginia Street. Landscaping will also be re-vamped and brought up to Code standards. There will be a reduction in noise from the previous business that was in this location, so the project will be compatible with surrounding areas. They were in agreement with all conditions.

Vern Kloos, Senior Planner, stated staff concerns included landscape upgrades, paving customer areas, and providing all-weather service in other areas to prevent erosion or dust. The use was compatible with the area. Staff can make all of the findings and was recommending approval. No calls or correspondence regarding this project were received.

At this time, Acting Chair Weiske opened discussion to public comment. Seeing and hearing no public comment requests, Acting Chair Weiske closed public comment.

It was moved by Commissioner Reno, seconded by Commissioner Coffman, to approve the special use permit request for LDC14-00041 (Featherlite of Reno, Inc.) based upon compliance with the applicable findings subject to conditions. Commissioner Reno stated he could make the findings. Commissioner Coffman stated he could make the findings. The motion carried by a vote of 5-0.

At 6:31 p.m., Acting Chair Weiske requested a short break. He also requested staff provide additional seating, if possible, for the public for the next item. At 6:41 p.m., the meeting resumed. Acting Chair Weiske explained three minutes will be provided to individuals wishing to speak or ask questions during the public comment portion of the next item. Questions will be noted and followed up on at a later time.

VI. UNFINISHED BUSINESS/PUBLIC HEARINGS - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.

1. LDC14-00023 (West Meadows Estates) - This is a request for a: 1) Master Plan amendment to change the Master Plan land use designation from Single Family Residential on ±104.5 acres, Unincorporated Transition on ±15.5 acres and Open Space on ±79 acres to Special Planning Area on ±199.1 acres; and 2) zoning map amendment to change the zoning from LLR1 (Large Lot Residential – 1 acre) on ±78.1 acres, UT40 (Unincorporated Transition – 40 acres) on ±79 acres, SF15 (Single Family Residential – 15,000 Square Feet) on ±26.4 acres and Open Space on ±15.5 acres to PUD (Planned Unit Development) to allow development of ±98.6 acres of single family uses with up to 493 single family residential units with a gross density of ±5 units per acre, ±10 acres of commercial uses with a maximum gross floor area of 100,000 square feet and ±90.5 acres of open space uses. This is a Project of Regional Significance as the proposed uses will generate more than 187,500 gallons of sewage per day (±518,000 gallons per day) and more than 6,250 average daily trips (±9,079 average daily trips). The subject area includes five parcels located north of US

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Highway 40 totaling ±199.1 acres in an area spanning ±1,500 feet west and ±3,500 feet east of the intersection of Summerset Drive and US Highway 40. njg [Ward 5]
(For Possible Action – Recommendation to City Council)

This item was continued from the May 7, 2014 Planning Commission meeting.

John Krmpotic, KLS Planning Design, introduced Rob Fitzgerald, the applicant, Mark Freese with NDOW to address wildlife concerns, and Reno Fire Chief, Mike Hernandez to address fire concerns. He clarified this project was located in the City near the County line. With presentation slides, he reviewed land use and density. He explained, due to public concern, they were only using forty acres, which will yield 394 units. Forty-five percent of the site will be open space, which will include restoration of mule deer habitat, avoidance of the drainageway, the trail system, and the hillside area. The ten acres of commercial will include four acres of Neighborhood Commercial (NC) and six acres for the three or four different uses that will be required, with a special use permit. Intersections will be developed for the commercial area, the single-family area, and two intersections for the larger area. Deceleration lanes may also be developed with the subdivision map and the special use permits. Regarding zoning, SF6, which allows seven units per acre, is already in place to the east and to the north; to the south, River Oak is zoned low-density urban (10 units per acre-single family) and does not include rural uses; multi-family zoning is adjacent to the west; and, SF6 zoning is located to the southeast. The area to the north is designated rural residential. Property to the south is zoned IC and SF6 for the residential portion. It also includes Cabela's and Boomtown Casino. He stated fisherman access parking would be constructed at a certain point with a trail system with access to the river and into the open space in the north. On the east, trailhead parking will be developed avoiding the major drainageway, an improved ten-stall parking area that will be developed to the north and to an approved, neighborhood park located in the Morton-Garrison property. He reviewed city annexation and services in the area that may amount to approximately \$7 million in mitigation fees. In addition, the applicant offered to develop a two-classroom modular for Verdi Elementary School if zoning was in place. They are also committed to addressing wildlife mitigation. Mr. Krmpotic commented on the misconception of lot size and quality.

Commissioner Reno disclosed he visited the site, met with the applicant and the applicant's representative, met with Verdi Coalition representatives, and read emails.

Commissioner Olivas and Acting Chair Weiske disclosed they visited the site, spoke with the applicant's representative, spoke with Verdi citizens, and received emails.

Commissioner Coffman disclosed he met with the applicant's representative and with the Verdi Coalition Group.

Commissioner Taylor disclosed she visited the site, met with the applicant's representative, and received emails and correspondence.

Nathan Gilbert, Associate Planner, stated this item was continued from the May 2014 Planning Commission meeting to allow the applicant more time to provide additional information to Commissioners, which was submitted in staff reports and through the presentation. The proposal has been modified to reduce residential units by 20% to a total of 394 units and to restrict commercial to

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four acres, with the remaining six acres for more rural-type commercial uses. With these changes, the project is no longer a project of regional significance. Staff has reviewed, and support the following additional changes in the applicant's memo: restrict the total number of units in the entire plan area, including the commercial area, to 394 units, with an option to construct certain types of residential units in the commercial area with a special use permit; an update to traffic counts; restrict the option for a hotel to fifty rooms in the commercial area with a special use permit; and, modify fencing standards to remove any option for wood fencing.

Mike Hernandez, Reno Fire Chief, introduced himself and his fire service background. He stated he was in attendance to address significant concerns with the community and the miscommunication with response times. He noted response times are not etched in stone, but vary by time of day, weather conditions, and location. He stated Fire Station 11, located on Mae Anne Avenue would respond to fire issues on this property. The station in the Somerset area is closer, but is browned out and is only in operation during high fire risk days. With presentation material, Chief Hernandez reviewed response times in May 2014 for the entire city. The average dispatch response time from Fire Station 11 in May was two minutes and forty seconds. The turnout time was ninety seconds and response to the scene was seven minutes and fifty-six seconds. From the time a call was received to the time of arrival on scene was nine minutes and ten seconds. In response to the different response times listed in reports, Chief Hernandez stated he drove those routes from the station and his time was approximately six minutes and fifty seconds. With the turnout time, the response time was approximately eight minutes and thirty seconds to nine minutes. He explained fire incidences in this area can be responded to in a timely manner and provided some examples.

Nathan Gilbert, Associate Planner, added a memo with a revised, proposed motion was distributed to the Commissioners should they decide to move forward with the project.

At this time, Acting Chair Weiske opened up discussion to public comment.

Acting Chair Weiske and Commissioner Coffman read the following names of those individuals who submitted public comment cards in opposition to the project, but who did not wish to speak and who did not have any comments written:

Jann Miguel Apostol
Julie Kirch
John (Bud) W. Johnson
Susan Olmo
Lindsey Triglia
Frances Waligora
Ron Triglia
Jason Price
Timothy O. Grube
Harle Anderson
Nancy S. Butler Cancina
Adam Z. Csank
Christopher Carvallo
Sarah Rosenfeld

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Sherry McCloud
Taissa Lytchenko
Ken W. Han
Tyler Landose
Nicole Appel
Gennadig Gurariy
Jeremy Lloyd Baumann
Ben Wise
Samuel Wise
Cody Cushing
Kyle Killerrau
Tim Whalley
Joanne Meghan
Limore Sass
Rose Marie Devine
Dennis Devine
Travis King

Acting Chair Weiske and Commissioner Coffman read the following public comment cards from those individuals in opposition to the project, but who did not wish to speak and who had comments written:

JoAnne Regan – “City of Reno Master Plan Open Space & Greenways – Verdi should be preserved as riparian habitat. Zone changes suggest protecting area.”

Marcia J. Whalley – “Concerned about safety of wildlife and walking traffic as well as bike safety. Concerned about meeting needs of homes starting at \$450,000 meeting the needs of...”

Patrick McLaughlin – “I am opposed to the development of the Bull Ranch next to Verdi, NV. I am in favor of the original plan of no more than 160 homes.”

Mark & Pam Scutt – “In opposition of increasing the # of homes in this development”

Bill Lampson – “I’m in opposition to the proposed development. It should be left as open space.”

Michele Welch – “I strongly oppose.”

Edward Campau – “The current density is fine – the proposed higher density would put too much pressure of many services & on the highways.”

Christie Bess – “I strongly oppose West Meadows Estates as planned.”

Matt Hamilton – “I am not in favor.”

Emily Lyons – “I am not in favor as the sole reason we bought a home in Verdi is because of the open space.”

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Karen Bostian – “Hope this won’t be too much for traffic on Hwy 40 – Verdi if it goes through.”

Larry S. Duerr – “Why change the rules in the middle of the game. Keep Verdi open.”

Lani V. Knapp – “Keep Verdi as is. That is why we live there.”

Carolyn Geiger – “The Verdi General Plan was passed 10+ years ago after many working hours and public input; the Western Meadows project should follow those guidelines not make new zoning changes.”

Tom and Cindy Myatt – “Development proposed cannot be supported.”

Susan Campau – “I have lived in Verdi for 22 years and am very concerned about the future of its community. We can choose to make Verdi a lovely community or we can turn it into a poor looking, overcrowded community with too many trail courts and high density homes. We are at a crossroad. Let’s create a lovely Verdi. It is just along Hwy 80 to Truckee, CA.”

Norma J. McMann – “Area unable to sustain such a large development.”

Cheryl Zotter – “Please do not approve this project. Verdi is one of the last few beautiful areas we have. Please don’t approve 500 houses in that area.”

Douglas and Colleen Lundgre – “Development can’t be supported”

Peter Huebner – “I’d like to give my time to Director Tim Beals, Sierra County.”

In response to the last comment card, Acting Chair Weiske noted time cannot be extended. Everyone will receive the same three minutes.

Mallory King – “There’s no need to pour money into this new building. Why aren’t we spending money to rejuvenate the abandoned/poor ones that already exist?”

Evan Burford – “I just have one question: why waste more money to destroy more of this beautiful state? Why don’t we put this money towards fixing problems which need to be solved instead of creating more problems?”

Acting Chair Weiske read the following comment card information in favor of the project, but who did not wish to speak:

Ginette Bourdeau – “1: Many households would love to live in the project. They are looking for homes in Verdi and there is not much available. 2: Also, I am in favor of supporting a local builder.”

Tim Beals, Sierra County Planning Director, commented on the rural atmosphere of Verdi and the public concern with the City of Reno annexation. He stated Sierra County had concerns regarding: wildlife; dispersed recreation; law enforcement; public service impacts; issues with the rural lifestyle;

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impact to the children that attend Washoe County schools under the Inter-District Attendance Agreement; transportation; and, energy issues. He requested Commissioners consider the letter submitted and Sierra County's opposition to the project. He stated Sierra County does not oppose the allowed density in the Master Plan, but oppose the proposed density of approximately 400 lots.

With aerial photographs, Rob Fitzgerald, West Meadows Project Owner, reviewed the project location and open space area. He commented the area is not rural and reviewed zoning. He stated the 4 units per acre was a condensed figure in order to leave 45% of the project as open space. He stated this project will provide a diversity of housing, which is in the Verdi Plan. It will provide affordable housing. He will also provide mitigation.

Mike Boster, Washoe County School District, explained this project may create overcrowding in some schools in the area and that the proposed construction of two additional classrooms will not alleviate this problem.

Mark Freese, Nevada Department of Wildlife (NDOW), introduced himself. With presentation material, Mr. Freese commented on the mule deer habitat in the area and stated they would be working with the developer on mitigation issues for the mule deer.

Acting Chair Weiske added Mr. Freese noted on his public comment form that he is neutral in his stance on this project.

Guy Borchard, 26-year Verdi resident, stated he was in attendance because he wanted a responsible community.

Susan Shimon, River Oak resident, requested the Commission postpone a decision on this project until more information is received regarding traffic. She stated Highway 40 is a two-lane road. Her concerns with regards to traffic were with the daily impacts, safety, quality of life, and traffic during emergency situations with only one ingress and egress being Highway 40. She commented she lives near a wildlife sanctuary and was also concerned about the impact to the wildlife sanctuary with the proposed density.

Peter Huebner, Sierra County Supervisor, commented he attended a meeting in Verdi regarding this development and the public was not well informed on this project. He stated he did not know the size of the development until recently. He commented that Verdi was "very precious" to both California and Nevada and urged the Commissioners to not allow an increase in this development.

Vernon Anderson, Verdi – Sierra Pines Resident, stated water, fire protection, traffic, wildlife, school capacity, air and water pollution, and the high price of suburban sprawl were issues from this development that will affect both the California and Nevada sides. He requested the Commission save Verdi and reject this project.

Janet Ravey, 14-year Verdi/Sierra County, CA resident, commented zoning for this project was incongruent of NRS statute 278.8510A, B, and M. She commended Reno staff for their professionalism in addressing this project.

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Carly Borchard, 27-year Verdi resident, stated she was strongly opposed to this Master Plan amendment, as proposed. She agreed a tasteful development could be developed on this site responsibly, but with current zoning. Density is a major issue, especially with regards to FEMA floodways. She commented the hydrology needs to be completed before the project goes any further to determine if this project will be detrimental to the surrounding communities. She noted the staff report only mentioned this issue in one paragraph when properties and lives will be affected. She requested this issue be considered and a hydrological analysis be obtained before approving this amendment. She stated this issue speaks to Findings 278A, 510F, I, J, and M. She commented there is no need for additional housing given current housing already available in the area.

Mike Sevon stated he was a retired Nevada Department of Wildlife biologist and a Verdi resident. He commented on the natural habitat in the area that will be impacted by this project.

Michael Stander stated he grew up in Verdi, CA, attended Verdi Elementary, and went on to earn a college degree. He requested the Commission take into consideration the negative impact this project may have on Verdi Elementary, which in turn will have a negative impact on education in Nevada.

Clint Borchard, 27-year Verdi landowner, stated he also attended Verdi Elementary. He clarified residents were opposed to the amendment to double the size of the original project and not development in the area. Residents want development to be done in a responsible and sustainable way. He stated he was opposed to the amendment because of the negative impact it will have on the education of students currently attending Verdi Elementary. He stated the Verdi Assistance League will obtain legal assistance to oppose this amendment, if needed.

Gideon Caplovitz stated he was opposed to the Master Plan and Zoning Map amendments because he was in support of the current guidelines for development in the Master Plan and Zoning Map. He suggested the City reconsider how development is considered and for development to be considered based on the resources the City can provide for long-term sustainability and not to be exploited for only short-term gain.

Stephanie McAfee disputed Chief Hernandez's response times and stated the Nevada Community Wildfire Risk Hazard Assessment Report listed this area as a high fire risk, which stated 100 acres per hour could burn during a high wind wildfire. She stated this problem is exacerbated by the fact that the only egress from this community and the River Oak community is Highway 40. She suggested the Commission take this into consideration if the population of the community is doubled with only one road out.

Bruce Comer, River Oak Board of Trustees Member, stated he was against the proposed amendment, but was in support of the original plan. He asked why the information under water usage was x'd out.

Rich Loverde, 9-year Verdi resident, stated he was the Chairman of the now defunct Verdi Citizen Advisory Board (CAB). He stated this project was in complete disregard for the years that the community spent in participating in the effort to zone this property to respect the values of the Verdi community. He expressed his support for the current zoning.

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Amy Garrahan, Verdi homeowner, stated she opposed the amendment. She commented she was concerned about the increase in size at Verdi Elementary and the impact to the Truckee River from water runoff after the development is complete. She requested to know how 400 homes would have enough water for sustainability when the majority of current homes are on wells. She was also concerned about the increase in traffic with regards to safety of the mule deer and bicyclists.

Julianne Zotter stated she attended Verdi Elementary. She commented on the population increase being exposed to other wildlife such as bears and mountain lions. Water would be supplied by TMWA, but it cannot handle the additional capacity. She stated she also wanted to see Verdi Elementary remain as it currently exists.

Mike Garcia commented on his concern with the impact to the area from earthquakes.

Mickey Skinner, 5-year Verdi resident, commented she was in favor of current zoning and presented a petition from Reno and Verdi residents against the proposed amendment. She stated the developer should respect the current zoning and keep commercial development in the downtown Verdi area.

Jim Orr commented on the pipeline that transports volatile fuels from California to Reno and that the location of this pipeline may be within this area. No safeguards are in place to prevent a possible explosion of this pipeline or toxic leaks in the water supply. A complete and thorough study should be done to ascertain the location of this pipeline, plus any additional potential hazards should this pipeline be breached and this information should be provided to all parties, both for and against the project. This information can be verified by contacting Kinder Morgan Representative, Steve Osborn in California and Jarrod Jones, locally. He provided phone numbers for each individual.

Michelle Powers, 12-year Verdi resident, commented on the safety and general welfare of Verdi residents. She stated an increase in traffic on Highway 40 would damage the roadway and pose a potential hazard to bicyclists. She also commented on the increase in crime and that the current project, without the amendment increase, was appropriate.

Cindy Lehr, River Oak resident, expressed concern about calls for emergency service, overcrowding of Verdi Elementary, and water usage. She commented the electrical wiring in the River Oak area was to be mitigated and questioned how this would occur with this development. She also expressed concern about the developer honoring the concessions of this development.

Vee Ann Fiedrich, 40-year Verdi resident, commented the developer, Mr. Fitzgerald, stated the residents were confused and not familiar with their community and showed pictures. She stated she and the other residents were very familiar with their community.

Shelley Wilson, 20-year Verdi resident, stated she was not confused and was adamantly opposed to the increase in this project.

Gene Gardella, Former Chair of the Verdi CAB, stated he was a member of the Verdi CAB when the substantial PUD was proposed approximately ten years ago, which was defeated because a meeting was needed to address development with the community. He commented the Commission needed to consider how development will impact the community value and provided some examples.

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Sally Brinkerhoff, River Oak resident, stated her biggest issue with this project was density. She commented the River Oak area is low density because it is single-family homes. She also stated there is not a misconception of this project, as stated by Mr. Krmpotic. The residents only want actual figures. She suggested this project is proposing three to four times the number of parcels than the Mortensen-Garson project.

Ernie Camilleri, Retired Reno Fire Department Captain, stated he was assigned to Station 11 for the last three years. He expressed concern with the ingress and egress during a fire emergency, the wildlife in the area, and suggested the Commission take into consideration the other developments that have already been approved for the area, but that are not yet developed.

Leif Andersson stated he wanted to comment on the quality of life in Verdi and that the only issue that has not been addressed was lighting.

Semet Morelli requested the Commission consider the quality of life in Verdi.

Katie Lynn Ogden commented there are more developments being planned for the area and not only this project.

Nicole Appel, Verdi resident, noted the proposed amendment would be against the Reno Housing Plan, Page 11, Policy 6.2., which states new developments should provide pedestrian, bicycle and transit access to facilitate the reduction of automobile use. The proposed amendment would increase automobile use by three times the current rate creating traffic congestion at the roundabout coming into and out of Verdi, through Highway 40 which is only a two-lane road and on Bridge Street near Verdi Elementary. There are currently no accommodations proposed in this development to prevent or manage traffic congestion.

Howard Rosamond stated he was in favor of the project because he would like to live in the Verdi area.

Sarah Rosenfeld, Verdi, CA resident, expressed concerned about overcrowding of schools in the area due to this project. She questioned if there will be enough teachers to accommodate the additional students and if her children will still be able to attend Verdi Elementary and the other schools in the area.

Rob Harden, 5-year Verdi resident, commented that bond issues were used to address school issues in other areas, but he did not see that happening here.

At 8:58 p.m., Acting Chair Weiske called for a short break. At 9:08 p.m., the meeting resumed.

Commissioner Coffman asked if there was a volunteer fire department in Verdi.

Nathan Gilbert, Associate Planner, confirmed there is a volunteer division in the Verdi area.

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Commissioner Coffman commented he did not see a lot of vegetation for mule deer to eat in the current open spaces. He asked how the proposed open space area would support the current mule deer population.

Mark Freese, Nevada Department of Wildlife (NDOW), stated there were many issues with the Peavine area, which is why there is a decline in the mule deer population, but the proposed open space area would provide sustainability for the population. They would also be working with the developer to provide shrub communities in the Peavine area which would attract the deer.

Commissioner Coffman asked if part of this development plan was to plant vegetation for the mule deer.

Mark Freese, NDOW, replied correct. He stated that would be encouraged and one of their recommendations.

Commissioner Coffman asked if the Forest Service had road limitations on the property they own behind this development.

Mark Freese, NDOW, stated there is a travel management plan. A new road could be open, but would require permits. There are some restrictions in the Forest Service's travel management plan.

Commissioner Taylor asked what mitigation was needed if the proposed amendment was not approved.

Mark Freese, NDOW, stated they would work with the developer on both projects and to open up as many corridors as they can.

Commissioner Taylor asked if the current standard would require less mitigation than the proposed standard.

Mark Freese, NDOW, stated there would be less mitigation and would be a little easier on the wildlife. Under the proposed amendment, more mitigation or offset would be required for all wildlife in the area, but mule deer specifically.

Commissioner Reno asked if animals were being tracked over-a-year or over-a-season.

Mark Freese, NDOW, stated that was correct. Animals were tracked for about a year and a half, but he could not say what percentage of the herd that represented.

Commissioner Reno asked if more mitigation was needed than with the current zoning.

Mark Freese, NDOW, stated he would say that very loosely, because a wildlife assessment of what is being taken out and put in has not been completed.

Commissioner Reno commented 45% of the area for this project was for open space, but it was not known how much of the current zoning could be used for open space.

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Nathan Gilbert, Associate Planner, replied the 159-unit subdivision that was allowed with clustered development has expired and did not account for any wildlife habitat mitigation in the tentative map approvals. He stated, for the record, previous entitlements on this site covered the same amount of area that is allowed for single-family and commercial in the current proposal.

Commissioner Reno asked how many units could be developed on this site with current zoning.

Nathan Gilbert, Associate Planner, explained the baseline amount was 159 units.

Josh Vittori, Stantec, clarified the components of the wildlife mitigation plan would include a detailed summary of what is being proposed, an analysis of the risks or impacts based on those details, and mitigation to address those risks or impacts.

Commissioner Reno asked if the Planning Commission could make it conditional that all requirements of the mitigation plan be implemented, even if the plan has to be offset in other areas.

Nathan Gilbert, Associate Planner, stated there is a provision in the proposed PUD that would require an approved mitigation plan to be reviewed by NDOW and the U.S. Department of Fish and Wildlife prior to tentative map, subject to Planning Commission approval.

Commissioner Reno asked how flood mitigation would be addressed.

Bill Gall, Senior Civil Engineer, stated it was too early to determine the impact of this project on floodways. They were recommending avoidance of those drainageways. Code requires an updated study for every tentative map that would include the amount of coverage, where the flooding is, and how it would be mitigated. Increases in flood volumes have to be mitigated. Code also requires mitigation and a water quality treatment for impacts to the water quality for every tentative map.

Commissioner Coffman asked if this project would increase the flood danger for residents downstream.

Bill Gall, Senior Civil Engineer, stated, at the tentative map level, the developer will have to demonstrate mitigation for any increases by having onsite detentions. Flows will not be increased off-site without meeting general City Code.

Commissioner Taylor asked why information in the water usage portion was x'd out.

John Krmpotic stated that was an error, but it would be TMWA standards.

Commissioner Coffman asked if TMWA would have enough water for this development and all other developments being proposed.

John Krmpotic stated that was correct with additional capacity.

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Commissioner Taylor asked for clarification that TMWA states there would be enough water for this development and all other planned development in the area. She stated there was concern because the proposed water capacity had been for the original planned development of 159 units and now the project has doubled in size.

Rob Fitzgerald stated the 159-units were to be served by the private water system that currently exists. An 18-inch, iron ducktail main line would be brought in to accommodate any anticipated development in the area. There will be other improvements needed to serve the entire area, but enough water will be brought in to serve his project, with additional capacity, when the size of the pipe and the main is designed to serve the entire area.

Bill Gall, Senior Civil Engineer, added the PUD will require a tentative map for each subdivision at which time water right purchases will need to be demonstrated. TMWA will also have to show that they can serve the site. For each final map, a water plan will have to be submitted approved by TMWA, Washoe County Health Systems, and the Nevada Department of Water Resources.

Commissioner Coffman asked how far the jet fuel pipeline is located from the property.

With presentation maps, Bill Gall, Senior Civil Engineer, reviewed the approximate location of the Kinder-Morgan pipeline. He stated it falls on a straight-graded road outside of the project area. It parallels the property approximately 1,000 feet to the north of this development. He stated it would not be impacted by the project.

Commissioner Reno requested more information regarding traffic and bike safety.

Bill Gall, Senior Civil Engineer, stated Highway 40 is an NDOT roadway, which the city does not have control over. It is also designated as a primary bike route on the Tahoe-Pyramid link. Maintaining the bike lanes is a priority. The original application and the original traffic study were also provided to NDOT for review. No comment was received. He also talked to NDOT district personnel when the capacity was reduced and they did not see any real concern. They expressed the bike lanes would have to be perpetuated. As the project develops and accesses are known, a specific study will need to be completed showing bike activity during each successive phase and will need to be approved by the City and NDOT.

Commissioner Reno asked if this study was only for this project and did not take into consideration other developments.

Bill Gall, Senior Civil Engineer, stated the study took into account the current ADT and included a two and a half percent increase up to twenty years when the project should be fully developed. With each tentative map, bike conditions during peak hours will need to be looked at again.

Commissioner Reno commented there was public concern regarding dark skies. He asked for more information about this issue.

Nathan Gilbert, Associate Planner, stated the same restrictive dark sky requirements used in the adjacent Mortensen-Garson Plan will apply to this development, as well.

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Commissioner Taylor asked how the tentative map will provide safeguards for the egress.

Bill Gall, Senior Civil Engineer, stated each access will have to be approved at the tentative map stage and will need to meet all access management standards by NDOT, the City of Reno, and the RTC.

Acting Chair Weiske commented the amendment request is to allow for up to 394 units at maximum capacity. He asked if this number can be reduced due to constraints such as traffic, water, sewer and utilities.

Nathan Gilbert, Associate Planner, stated that is a maximum entitlement and not a defined entitlement. Any constraint that cannot be addressed during the tentative map stage could preclude the number of approved lots.

Acting Chair Weiske asked if, at the tentative map stage, the Commission cannot make the finding that the current school capacity at that time cannot handle the addition of new students, the tentative map cannot be approved.

Nathan Gilbert, Associate Planner, stated that is correct. The PUD has a ten-year time frame. If the full build-out of the development, including the commercial portion, is not achieved in ten years, the entitlement goes away and the developer will need to request a PUD amendment at that time.

Commissioner Taylor asked if there were any future plans to increase Verdi Elementary or adding additional schools or funding.

Pete Etchart, Chief Operating Officer for Washoe County School District, stated the Board of Trustees will hold a meeting on July 29, 2014 to discuss growth in the Washoe County School District and about the development of an advocacy plan to educate elected officials and the general public on current restraints. He stated there is no bond capacity at this time for schools. They are also under a property tax cap. He commented that most current schools are at maximum capacity and any future development of parcels is a concern for them.

Acting Chair Weiske asked for clarification that there are no plans for an expansion of schools on the west side of Reno.

Pete Etchart, Chief Operating Officer for Washoe County School District, stated there are plans to review future development growth of the 30,000 parcels that received tentative map approval at one time, but were never developed, which means ten additional schools at a cost of \$240 million, but there is no funding mechanism to provide for these additional schools.

Acting Chair Weiske asked if the developer was aware that a tentative map may not be approved if the Planning Commission cannot make the finding that school capacity at that time cannot handle the additional development.

John Krmpotic stated the developer was aware of that.

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In response to Commissioner Reno's question, Mike Boster, Washoe County School District, reviewed possible student capacity at full build-out of the proposed development at 394 units. He stated the base capacity at Verdi Elementary would be 88%, Billingshurst Middle School would be 98% and McQueen High School would be 126%.

Commissioner Reno asked about busing and for information about the capacity at Reno High School.

Mike Boster, Washoe County School District, stated current high school capacity is at approximately 95-96% capacity throughout the entire district. If re-zoning occurs to allow Verdi students to attend other high schools in the area, it may displace future students who, by right, should be attending those high schools.

Commissioner Reno asked for clarification that McQueen High School was built out for capacity as far as modular units and that it was the other amenities at the school such as the auditorium and the cafeteria that were preventing additional modular units from being established.

Mike Boster, Washoe County School District, stated that is correct. Modular units were only meant to be temporary measures until the next funding source became available for new construction.

Commissioner Reno commented there will be developments in the future that will affect other schools; therefore, it cannot be said that this project is the "straw that broke the camel's back".

Commissioner Olivas commented the concern appears to be more towards the high school than the elementary school. He asked for clarification about the nature of the buildings being proposed for the additional school rooms.

Pete Etchart, Chief Operating Officer for Washoe County School District, clarified the real case at McQueen High School is that there is no more physical room for any portable units or "stick-built" facilities. Many schools have an agreement with the City of Reno to have no more than three portable units at any school before a special use permit is required. "Stick-built" would be building an addition onto the school. Modulares are portable school rooms constructed on a concrete foundation.

Commissioner Reno asked for information about the Reno Housing Plan and transit being offered in the area.

Bill Gall, Senior Civil Engineer, stated the issue of transit and pedestrian amenities would be determined by its location. RTC would not provide service until there is a demand for service in the area.

Nathan Gilbert, Associate Planner, stated transit being offered is a general policy guideline in the Reno Housing Plan.

Commissioner Taylor stated one main concern was traffic congestion. She asked if the guideline was trying to reduce congestion.

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Nathan Gilbert, Associate Planner, stated the Reno Housing Plan is extensive and he was not familiar with this policy.

Acting Chair Weiske asked if it was part of policy to reduce the carbon “footprint” by developing commercial facilities that will support residential developments and reduce the number of trips and distance of traveling.

Nathan Gilbert, Associate Planner, stated it is a Master Plan policy to encourage supporting commercial uses within walking distance in master planned communities. The initial proposal did not support Neighborhood Commercial. With the reduction in the area, it is consistent with the Neighborhood Commercial types of land use designations and would provide pedestrian and bicycle oriented services.

Acting Chair Weiske asked if it was also policy for Neighborhood Commercial development to provide employment to the residential development and reduce vehicle trips to local services.

Nathan Gilbert, Associate Planner, stated that is correct. He explained that the Planned Unit Development (PUD) provided guidelines for pedestrian and bicycle connectivity between the residential and commercial areas to achieve those objectives and that specific design would be evaluated when developments are presented. It was further clarified that these guidelines are not findings but would be used to ensure appropriate project design when submitted.

Commissioner Reno commented there was concern that the open space area is one hundred feet away from the Truckee River.

John Krmpotic stated one hundred feet was fine and was completely fair.

Commissioner Reno asked if the proposed 50-room hotel was not included in the 394 units being proposed.

John Krmpotic stated that was correct because it was a different use.

Commissioner Taylor asked about the infrastructure needed to provide utilities to the development.

Rob Fitzgerald stated there was a gas main and power that runs the length of the property along Highway 40. In all discussions, the power company had no issues with providing service. Water would be brought in. Sewer was already existent in the area.

Commissioner Reno commented there was public concern regarding water and the current well system. He asked if the subdivision to the south would have to be connected to TMWA because it was in the service area.

Bill Gall, Senior Civil Engineer, stated he did not believe it would have to be brought in because it had its own well utility.

Commissioner Taylor asked if a study of the economic impact was completed.

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John Krmpotic replied that issue is being addressed. He commented on the impact to mitigation fees, if the property was built to capacity.

Commissioner Reno asked if the development in the northeast area would have access to their development through this project.

Bill Gall, Senior Civil Engineer, stated he did not know their access point.

Nathan Gilbert, Associate Planner, stated phase one of the Mortenson-Garson development plan precludes access from Somerset with exception for emergency access and allows for access through this development.

Commissioner Reno asked if this access will reduce the amount of open space.

Nathan Gilbert, Associate Planner, stated through a roadway.

Commissioner Olivas asked about the financial assurance that the proposed amenities come to fruition.

John Krmpotic stated there was nothing in the PUD regarding providing wildlife habitation, but the developer has agreed to \$100,000 for establishing wildlife habitat. Regarding the other proposed amenities, the assurance is that a certain level of impact will require mitigation.

Commissioner Olivas commented about all of the unknowns with this project.

John Krmpotic replied the unknowns become certain if the development is real. Mitigation is taken care of by provisions in the PUD, but someone's ability to pay at some point is an unknown.

Acting Chair Weiske asked for clarification that every development phase of this project will need to be presented to the Planning Commission for approval to control build-out.

John Krmpotic clarified that was correct.

Acting Chair Weiske commented he heard at tonight's meeting a reference made to the current existing condition of the property as "open space". He asked if it was legally defined as "open space" and if open space is private or public property.

John Krmpotic stated it was not. The area designated as open space is open space and the rest is undeveloped, zoned property for development.

Nathan Gilbert, Associate Planner, clarified that the project area is on private property and the current zoning is unincorporated transition, LLR-1, and SF-15.

Claudia Hanson, Planning and Engineering Manager, clarified there is fifteen-and-a-half acres of zoned open space zoning, but it is private.

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Commissioner Olivas asked if the houses across the street were a former mobile home park.

Nathan Gilbert, Associate Planner, stated the original subdivision was for a mobile home community in Washoe County. The lots range from 4,000 to 8,000 with a median of 6,000.

Commissioner Olivas asked if the ten dwelling units per acre would be exceeding.

Nathan Gilbert, Associate Planner, stated the average of the River Oaks subdivision is equivalent to SF-6 (7.26 dwelling units per acre). The West Meadows PUD would be less than SF-9 at 4 dwelling units per acre. The development will cover more area, but the density would be less.

Commissioner Olivas commented there was a lot of concern about response times with regards to fire service and that Chief Hernandez addressed response times to this development. He asked if this development would impair response times in other areas.

Fred Turnier, Community Development Director, stated the average response time was 6-8 minutes 85% of the time. Response time for the other 15% of the time was outside the eight minutes.

Commissioner Olivas commented he did not believe his question was answered. He asked if Station 11 would also respond to a fire in the industrial area.

Fred Turnier, Community Development Director, stated response times should not be impacted. Mitigation includes having a fire suppression vehicle located at Station 11, which is a core station servicing the western part of the City of Reno.

Commissioner Reno commented Chief Hernandez stated he drove the speed limit when driving the routes of concern. He asked if fire service vehicles can drive faster than the speed limit which would increase response time.

Fred Turnier, Community Development Director, stated fire service vehicles may drive a little faster and can go through lights when responding to an emergency.

Commissioner Taylor asked about the extra manpower needed to operate the proposed emergency vehicle.

Fred Turnier, Community Development Director, stated there is adequate manpower to man Station 11.

At this time, Acting Chair Weiske read into the record the following letter from the Sierra County Fire Protection District:

“To whom it may concern: The Sierra County Fire Protection District #1 provides Fire and Rescue Service to portions of Verdi, California. Our District is also in the early stages of considering annexation of the remaining portions of Verdi, California areas that are only currently served by agreement between Sierra County, California and Washoe County, Nevada. The proposed “West

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Meadows Project” would bring between 159 and 493 new dwelling units to that portion of Verdi, Nevada that is adjacent to the potential annexation area and in close proximity to that portion of Verdi, California already in our District. We are very concerned about the impacts the subject development will have on our ability to provide services to that portion of the community that is in California. Clearly some portion of the new residents will participate in recreation activities such as hiking, site seeing, and off road travel in California. Those new uses will create demand for medical care, rescue, and, unfortunately fire suppression. We ask that you consider our concerns first by limiting the development to density consistent to your current zoning and secondly by encouraging the proponent to enter into meaningful discussions with our District about how to mitigate the impacts of this proposed development. Sincerely, Richard Maddalena, Chairman of the Board Sierra County Fire Protection District.”

Commissioner Taylor asked if the applicant has discussed this project with Sierra County Fire Protection District.

John Krmpotic stated, for the record, they have not talked to Sierra County Fire Protection District.

Commissioner Reno commented that, from the letter, there seems to be concern that an increase in residents in the area would increase Sierra County Fire Protection District’s demand for service. He asked for information about the jurisdictional implications.

Fred Turnier, Community Development Director, stated he has not been able to discuss this issue with the Fire Chief, as it was his understanding that this letter was received today.

Acting Chair Weiske noted, for the record, the letter was dated July 8, 2014 and was hand-delivered to the Planning Commission today, July 9, 2014.

Fred Turnier, Community Development Director, noted there was a mutual aid agreement between the Truckee Meadows Fire Protection District and the Sierra County Fire Protection District, so this would be unincorporated Washoe County.

Commissioner Coffman stated he could make Findings and elaborated on zoning map findings A, B, E, F, H, and L for the zone map; therefore, he was in support of the project.

Commissioner Taylor stated she could make most of the Findings, but she could not make Finding B under the zoning map because the language states “to promote the conservation of open space” and, in her opinion, what was presented was mitigation of open space, not promotion. She also could not make Finding M: “to ensure the protection of existing neighborhoods” because over one hundred residents were in attendance to express their opposition to the project. She asked for clarification that all of the findings needed to be made.

Claudia Hanson, Planning and Engineering Manager, stated that was correct.

Commissioner Reno asked for clarification that a minimum of a super majority have to support a master plan amendment.

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Acting Chair Weiske clarified that was correct and that a 5-0 vote was needed to recommend approval of the amendment. Anything less would be technically denying the amendment.

Commissioner Reno commented he could make all of the findings including Finding M because this project would still preserve the neighborhood. He stated he would be in support of this project and noted that there will be future tentative maps that have to be presented for approval in order for development to go forward.

Claudia Hanson, Planning and Engineering Manager, reminded Commissioners there are two sets of Findings that have to be made: 1) for the Master Plan amendment request and 2) for the zoning map amendment.

Commissioner Olivas stated he was in favor of the zoning map amendment, but not the Master Plan amendment because there were too many unknowns with the increase of the project from 159 units to approximately 394 units.

Acting Chair Weiske stated he could make the findings under the Master Plan amendment because, in his opinion, it bears relation to the planning and physical development of the City and is so prepared that it may be adopted by the City Council for a basis of physical development of the City. Regarding the zoning map amendment, his concerns were addressed because there is a cap on all residences built at 394 units and that he could make the findings based on their PUD.

Commissioner Reno noted the revised motions list items discussed at tonight's meeting as conditions.

It was moved by Commissioner Coffman, seconded by Commissioner Reno, to recommend approval of the Master Plan amendment for LDC14-00023 (West Meadows Estates) based upon compliance with the applicable considerations subject to conformance review by the Regional Planning Agency. Commissioner Coffman stated he could make all of the findings. Commissioner Reno stated he could make all of the findings. The motion was technically denied by a vote of 3-2. Commissioners Taylor and Olivas opposed the motion.

At 10:50 p.m. Acting Chair Weiske called for a short break. At 10:54 p.m., the meeting resumed.

Acting Chair Weiske explained a 5-0 vote was needed on the Master Plan amendment; anything less than a 5-0 vote was technically a denial of the amendment. A technical denial of the Master Plan amendment does not allow for a vote on the zoning map amendment request. The project will be presented to the City Council as a denial from the Planning Commission. If the City Council approves the Master Plan amendment and overturns the denial from the Planning Commission, the zoning map amendment will be presented to the Planning Commission for a vote and can be presented to the City Council through the appeal process if denied by the Planning Commission.

VIII. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT INCLUDING RECOMMENDATION TO CITY COUNCIL TO APPOINT A PLANNING COMMISSIONER TO THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION. (For Possible Action – Recommendation to City Council)

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Acting Chair Weiske noted the meeting has been postponed until July 23, 2014 at the Washoe County Chambers on 9th Street.

Claudia Hanson, Planning and Engineering Manager, noted Commissioner Woosley was termed out from the Truckee Meadows Regional Planning Commission.

It was moved by Commissioner Reno, seconded by Commissioner Coffman, to nominate Commissioner Taylor to the Truckee Meadows Regional Planning Commission. The motion carried by a vote of 5-0.

Commissioner Taylor accepted the nomination.

IX. DISCUSSION REGARDING THE DEFINITION OF A CHURCH IN TITLE 18. (For Possible Action)

Acting Chair Weiske requested this item be continued until Chairperson Stapleton can be in attendance to discuss this item, as this item was requested by Chairperson Stapleton.

It was moved by Commissioner Coffman, seconded by Commissioner Taylor, to continue item IX to the next Planning Commission meeting. The motion carried by a vote of 5-0.

XI. STAFF ANNOUNCEMENTS – 1. Report on status of Planning Division projects; 2. Announcement of upcoming training opportunities; 3. Report on status of responses to staff direction received at previous meetings; and 4. Report on actions taken by City Council on previous Planning Commission items.

Claudia Hanson, Planning and Engineering Manager, reported the City Council adopted the Warehouse Distribution Ordinance, as well as the Medical Marijuana Establishment Ordinance. The Life Church Zoning Map amendment near Damonte High School was approved for a first reading, as well as the Heart to Hand zone change.

XII. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS (For Possible Action)

Commissioner Olivas commented there were a few agenda items from the last Planning Commission meeting.

Claudia Hanson, Planning and Engineering Manager, stated they would be presented at future Planning Commission meetings.

XIII. PUBLIC COMMENT – This public comment item is to allow the public to provide general public comment and not for comment on individual action items contained on this Agenda.

None

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XIV. ADJOURNMENT (For Possible Action)

There being no further business, the meeting adjourned at 11:03 p.m.

It was moved by Commissioner Coffman, seconded by Commissioner Olivas, to adjourn the meeting. The motion carried by a vote of 5-0.